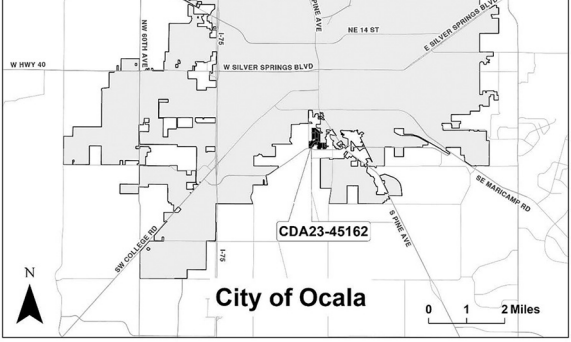
Monday, May 8, 2023
5:30 P.M.
(or, as soon thereafter as possible)
City Hall City Council
Chambers (2nd Floor)
110 SE Watula Avenue

NOTICE OF PUBLIC HEARING OCALA PLANNING & ZONING COMMISSION AND NOTICE OF INTENT TO CONSIDER A CONCURRENCY DEVELOPMENT AGREEMENT (CDA23-45162) (LAKE LOUISE, LLC, AND MESA CAPITAL PARTNERS, LLC) (Pursuant to Sections 163.3220 - 163.3243, Florida Statutes)

The Ocala Planning & Zoning Commission will hold a first public hearing on **Monday, May 8, 2023,** to consider a Concurrency Development Agreement (CDA23-45162) to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between the City of Ocala (City), Lake Louise, LLC, and Mesa Capital Partners, LLC. The public hearing will start at **5:30 PM,** or as soon thereafter as possible, and will be held at the **Ocala City Hall - City Council Chambers (2nd Floor), 110 SE Watula Avenue, Ocala, Florida**. The second and final public hearing will be held by City Council on **Tuesday, June 6, 2023, at 4:00 pm**. Interested parties may appear at the meeting and be heard regarding their opinion of the proposed Concurrency Development Agreement.

The property is approximately 88.73 acres located northeast of the intersection of SW 7th Avenue and SW 32nd Street. (Parcels # 3060-000-00, 3060-001-002, 3060-002-004, 3060-003-001, pt. 3060-004-001, 3060-005-001, 3060-006-001, 3061-002-001, 3061-003-001, 3062-004-001, 3062-005-001, 3062-006-007, pt. 30785-000-00)
The location of the property is further shown on the following map:



The proposed Concurrency Development Agreement will address vehicular trip capacity reservation for the project, which consists of a 326-unit residential apartment complex and future phased residential development, and transportation mitigation contributions for required traffic improvements as identified in the traffic study for the development. The maximum density of the project is established by Future Land Use Element Policy 18.35 limiting the development to 16 dwelling units per gross acre not to exceed a maximum total of 1,146 dwelling units. The buildings will be a mix of one, two, and three stories with a fifty-foot maximum building height.

A copy of the proposed Concurrency Development Agreement may be obtained at the City of Ocala Growth Management Department at 201 SE 3rd Street, 2nd Floor, Ocala, Florida; telephone (352) 629-8404; between the hours of 8:00 AM and 5:00 PM, Monday through Friday. If reasonable accommodations are needed for you to participate in this meeting, please contact the City of Ocala Growth Management Department at (352) 629-8404 forty-eight (48) hours in advance of the hearing, so arrangements can be made.

Any person who decides to appeal any decision of the Ocala City Council with respect to any matter considered at this hearing will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.